

## PROPERTY ANALYSIS

### LAND DESCRIPTION AND ANALYSIS

LAND DESCRIPTION	
Land Area - Acres	0.889
Land Area - Square Feet	38,735
Primary Street Frontage	McPherson Ave. - 159 feet
Shape	Irregular Rectangle
Corner	Yes
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed.
Ground Stability	No problems reported or observed
Flood Area Panel Number	4806510005B
Date	May 17, 1982
Zone	A2
Description	Inside 100-year flood plain
Insurance Required?	Yes
ZONING; OTHER REGULATIONS	
Zoning Jurisdiction	City of Laredo
Zoning Designation	B-3
Description	General Business
Legally Conforming?	Yes
Zoning Change Likely?	No
Permitted Uses	Commercial uses
Other Land Use Regulations	None Known
UTILITIES	
Service	Provider
Water	City of Laredo
Sewer	City of Laredo
Electricity	AEP/CP&L
Natural Gas	Proviron/Reliant Energy
Local Phone	AT&T

The subject property is located at the southwest corner of McPherson Avenue and Gale Street. The physical address is 5812 McPherson Avenue. The subject site consists of 0.889 acre, or 38,735 square feet. The subject has good frontage and good access along both roadways. McPherson Avenue is a four-lane, asphalt paved roadway with a center turn lane, concrete curbs, gutters, and concrete sidewalks. Gale Street is a two-lane, asphalt paved roadway with concrete curbs and gutters. The intersection of these roadways is signal controlled. Concrete paving on the subject site provides adequate parking and driveways. It should be noted that the subject property is located within Zone A-2, an area within the 100-year flood plain. Based on our analysis of the subject and surrounding land uses, the impact on the subject for being within this zone is minimal.